



90 Benchmark Road
Suite 105
P.O. Box 9550
Avon, CO 81620

On behalf of:
Village Hall Condominium Association
45 West Thomas Place
Beaver Creek, Co. 81620

To:
The Neighbors of Village and Ford Hall

Dear Neighbor,

I hope this communication finds you all well. For a few years now, the Village Hall Condominium Association has been working towards a renovation project to improve the appearance and protect the Village and Ford Hall complex. The board has approved the project and the time has finally come for the renovation to take place starting this Spring of 2022. You will see all windows replaced, new siding, and a fresh coat to the stucco, as well as various waterproofing and other upgrades to the exterior of the building. We know this project will affect you and your business, so we wanted to bring you up to speed.

Timing - This undertaking will be no small task and time is of the essence. The project will commence following this year's closing of the ski mountain, estimated to be April 18th 2022 at the time of this communication, and will continue until its completion. Inherent with construction and today's challenges, the project's completion date will need to float, but we are expecting to have it wrapped up in time for the opening of Beaver Creek Ski Mountain 2022-23 ski season.

Impact - The scope of this project dictates that the whole of the building will be encased in scaffolding and fenced off to secure the site. The scaffolding will be screened, tan in color, to help with the visual impact (see pictures below). A fence will accompany the scaffold to keep pedestrians out of danger, and will be placed approximately 10'-15' away from the building in most areas. The building will maintain egress pathways including most access points that currently exist. The project will occur in phases, with the Commercial units facing towards the Village core, as well as the Powder 8 plaza to be the first addressed. The phasing is currently planned to continue clockwise from the Ford Hall and Mercantile, to Ski School, as well as walls adjacent to Powder 8, and then finish off with the 16 Residential homes and Coyote Café walls. We are expecting the Commercial units within the Village Hall to be ready for summer business and the Beaver Creek Village should be more or less, business as usual at the lowest plaza level. There needs to be an expectation of construction related impacts, worker traffic, and certainly noise, but we will work to minimize. The sheer size and presence of Village Hall dictates that the Village Core and Village Hall shall emerge on the other side of this poised for the next chapter of Beaver Creek.

Contacts / Roles - East West Hospitality is the Association Management firm overseeing the project, as well as performing the owner services for the project. Mark Young Construction is the selected General Contractor

Owner Services:

Scott Sailer
East West Hospitality
General Manager Center Village
63 Avondale Lane
Avon, CO 81620
d: 970-748-5378

Owner Representation and Primary Project Contact

Rodney Beidelschies
ROCKPOINT, LLC
rodneyb@rockpoint-llc.com
PO Box 2504
Avon, CO 81620
m: 970-471-3164

